

BATAVIA ENTERPRISES, INC.

Leasing and Property Management Experts of the Fox Valley

Available Space List - July 2012

Featured Building: Cedar Avenue Business Center **1020 Cedar Avenue - St. Charles, IL**



Cedar Avenue Business Center is located on Route 64 on the east side of the Fox River. The beautiful wood floors, abundance of natural light, exposed brick walls and barrel roof ceilings throughout the building add value unmatched throughout St. Charles' east side. There is also warehousing available on site which is great for keeping office and storage needs in the same building.

**Available office
spaces range from
250 SF to 2,920 SF**

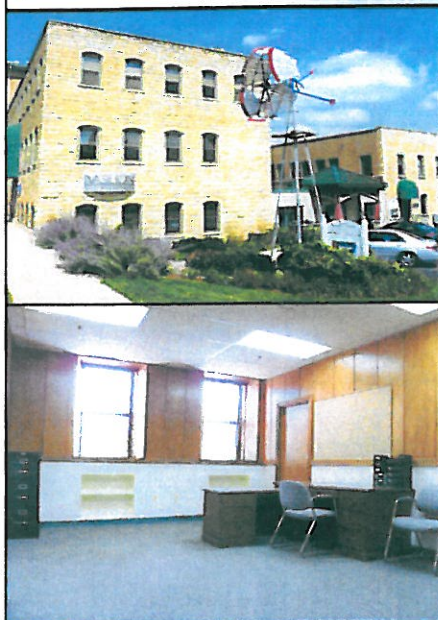
140 First Street Batavia, Illinois 60510

**For more information please call Scott Prudden
630/879-3680 / website - www.bataviaenterprises.com**

Office/Retail Space

Tower Business Center

(Batavia)



Many suites feature exposed brick walls, original oak paneling, large windows, and built in shelving. Located near Routes 31 and 25 in the hub of Batavia's growing downtown. Need a short term office space during a transition? **Temporary office leases and fully furnished or partially furnished suites are available.** Furniture is transferrable to the office of your choice.

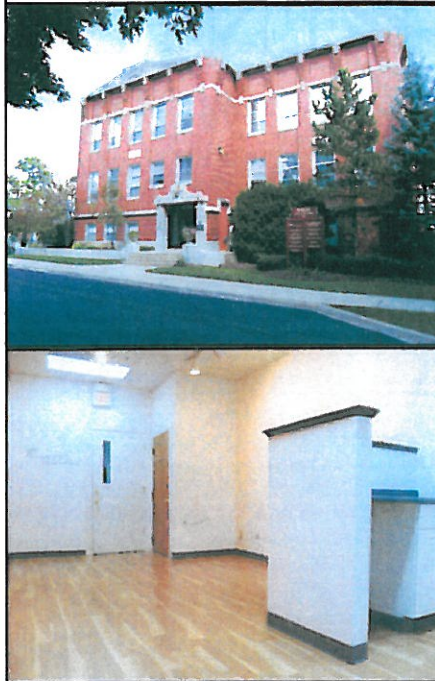
Available Spaces

28 S. Water St.

Suite 202 109sf	Suite 206 253sf
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Shelby Office Center

(St. Charles)



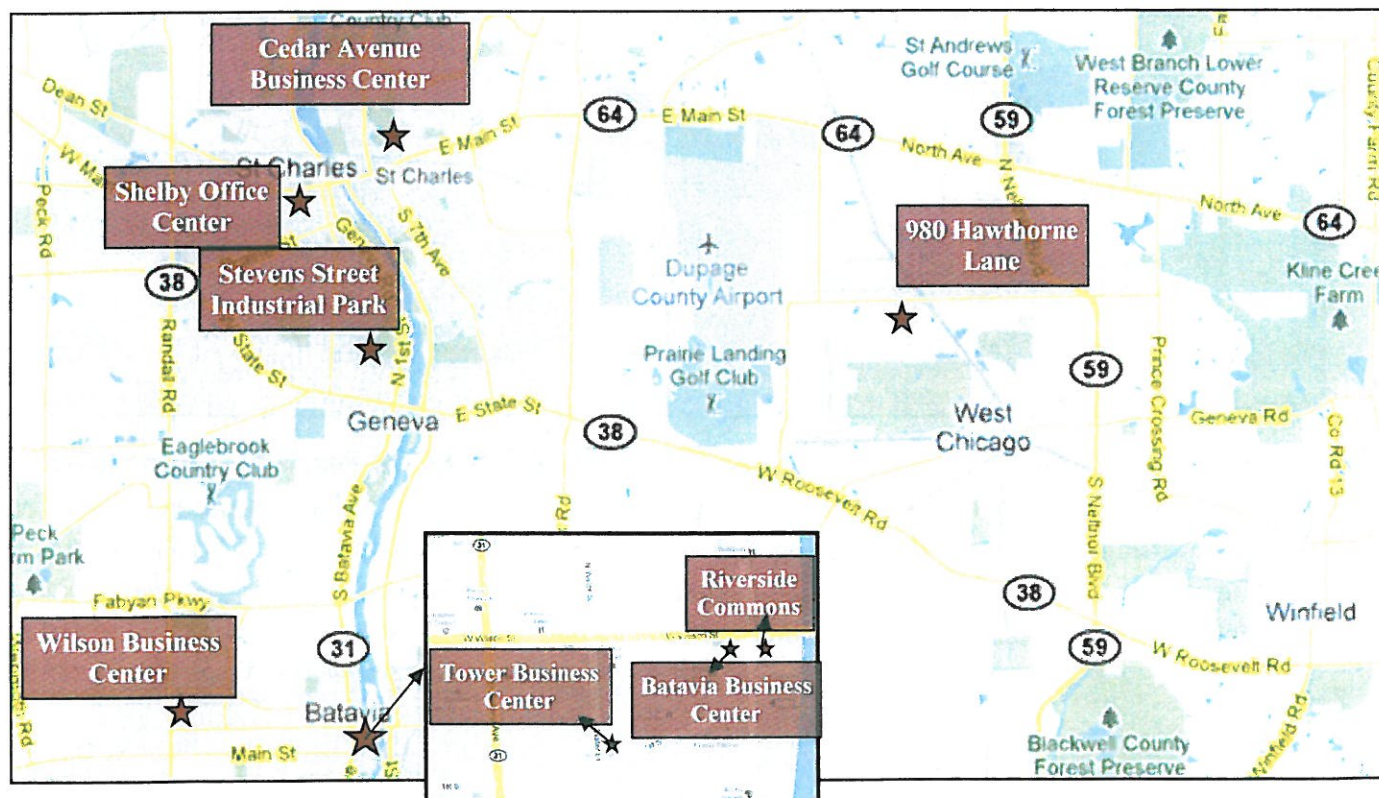
Formerly the Shelby Elementary School, the renovated Shelby Office Center is in a quiet, downtown St. Charles neighborhood just a few blocks South of Route 64 and is near both Routes 31 and 25. Natural light is plentiful from the building's large windows, most offices boast their own private washrooms and high ceilings and parking is plentiful in its private lot. Just a short walk away is the new First Street development in downtown St. Charles with many shops and dining options.

Available Spaces

Address: 210 S. 5th Street

Suite 12 1,350sf	Suite 102 830sf	Suite 104 1,302sf	Suite 107 918sf
Suite 202 985sf	Suite 205 1,320sf	Suite 207 955sf	

*The map below only shows Batavia Enterprises, Inc.'s available properties. Not the entire portfolio.



Cedar Avenue Business Center

(St. Charles)



Easily divisible. 2,200sf of office and 24,085sf of warehouse. This space is one to impress. Office has large windows and open air feel with two private offices and a kitchenette. Recessed common area dock. Single phase 240v800 amp, 3 phase power easily available. Zoned M1.

Available Space

Address: 920 Cedar Ave.

Max Div: 26,285sf

Min Div: 12,000sf

Cedar Avenue Business Center

(St. Charles)



These smaller warehousing spaces share a recessed interior common loading dock. Wide hallways handle forklifts and pallet jacks with ease. Beautiful offices spaces are also available in this building if needed.

Available Spaces

Range from 960sf to 2200sf, include 3 phase power and large overhead doors.



Cedar Avenue Business Center

(St. Charles)



Private entrance and dock for this 20,000sf warehouse space. Excellent location near to Route 64 heading east to Route 59 or west to Randall Road. 480V, 800 amp 3 phase power. Men's and women's private bathrooms inside warehouse.

Available Space

Address: 951 State St.

Max Div: 20,000sf

Min Div: 12,000sf

Need Flexibility?

Flexibility is the key to success and at Batavia Enterprises Inc. we are able to offer flexible leases to help you with your business needs as well as offer a wide variety of spaces.

Many of our customers have modern office space and warehousing in the same building. With such a diverse portfolio we are afforded the opportunity to grow with our customers.



Industrial/Warehouse Space

Our Mission...

Is to provide our customers with quality space, amenities and outstanding service enabling them to generate the highest return for their efforts. Batavia Enterprises, Inc. is continuously growing and improving our properties in order to offer competitive prices, good service and a quality product for your business.

980 Hawthorne Lane (West Chicago)



- 17,500sf warehouse
- 2,500 sf of office space
- Showroom capability
- Once a millwork company's headquarters - boasts original millwork throughout
- Yard storage available
- Ample parking in front and sides of building
- Large windows in office space
- Loading docks and drive in door
- 24ft wide loading dock on South wall
- 12ft wide by 14ft tall drive in dock
- Near DuPage Airport and Routes 59, 64, and 38
- Easy access to I88 & I90

Available Space
17,500sf

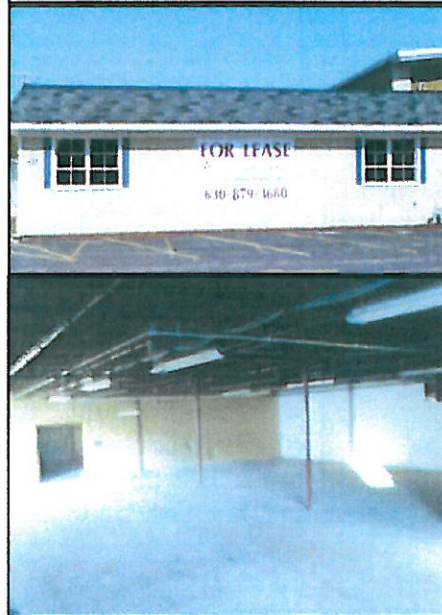
509 Stevens Street (Geneva)



- 7,000sf of warehousing
- Drive in capability
- Ceiling height 16' at center
- Utilities separately metered
- 5 designated parking spaces
- Professional entrance appearance
- Excellent storage facility near to main thoroughfares

Available Space
Max Div: 7,000sf
Min Div: 3,000sf

435 Stevens Street (Geneva)

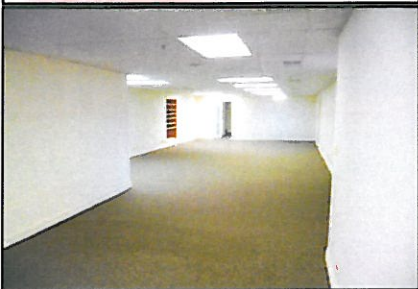


- 12' ceiling height
- Common recessed loading dock
- Drive in overhead door
- Utilities separately metered
- Great parking ratios
- 200 amp electrical
- Located in downtown Geneva
- Close to Wheeler Park
- Fire safety compliant

Available Space
6,000sf

Riverside Commons

(Batavia)



Riverside Commons is located next to the Fox River on Wilson Street in downtown Batavia. With over 26,000 cars that pass daily, these retail and/or office suites are very high profile. The bike/walking path also runs next to building which creates more visibility. There is ample parking in the front and back of the building. Enjoy the

One Available Space!

2 1/2 W. Wilson St.
Suite A3
1,600sf

Batavia Business Center

(Batavia)



The Batavia Business Center boasts a great downtown location and a stately appearance. The renovated lobby will draw you in with its marble floors and walls. Individual garden level spaces can be combined to include a maximum of 6 private offices or 5 offices and a conference room.

Available Spaces

Address: 106 W. Wilson St.

Suite 14	Suite 1L	Suite 5L
219sf	127sf	196sf

Cedar Avenue Business Center

Premium Office Space Available in St. Charles



Enjoy the convenience of downtown dining and shopping within blocks of your office suite! Cedar Avenue Business Center has a prime location on Route 64 on the east side of the Fox River. The beautiful wood floors, abundance of natural light, exposed brick walls and barrel roof ceilings throughout the building add value unmatched throughout St. Charles' east side. There is also warehousing available on site which is great for keeping office and storage needs in the same building.

Available Spaces

Address: 1020 Cedar Ave.

Suite 2I	Suite 2L	Suite 2M	Suite 2N	Suite 206	Suite 212	Suite 216
950sf	500sf	250sf	1,250sf	544sf	444sf	2,920sf